

WARRANTY DEED
JOINT TENANTS89-0-39
67-9

17225

KNOW ALL MEN BY THESE PRESENTS,

TRANSFER
TAX
PAID

THAT I, James A. McBrady,

in consideration of One Dollar (\$1.00) and other valuable consideration
paid by Zbigniew Drozd and Elzbieta Drozd

whose mailing address is RR #1 Box 594
Fairfield, ME 04937

the receipt whereof I do hereby acknowledge, do hereby GIVE, GRANT,

BARGAIN, SELL AND CONVEY unto the said

Zbigniew Drozd and Elzbieta Drozd, as joint tenants and not as tenants in
common, their heirs and assigns forever,

A certain lot or parcel of land on Penny Lane in Waterville, County of
Kennebec and State of Maine, bounded and described as follows:

Beginning at an iron pin marking the most Easterly point of said lot 39;
thence heading S 66 degrees 47' 00" W 180.00' (One hundred eighty and
no one hundredths feet) along Penny Lane right-of-way to an iron pin
marking the most Southerly point of said Lot 39. Thence heading N 10
degrees 13' 59" W 179.66' (One hundred seventy-nine and sixty-six one
hundredths feet) along Lot 38 to an iron pin marking the most Westerly
point of said Lot 39. Thence heading N 66 degrees 47' 00" E 177.50'
(One hundred seventy-seven and fifty one hundredths feet) along Lot 36 to
an iron pin marking the most Northerly point of said Lot 39. Thence
heading S 11 degrees 00' 45" E 179.11' (One hundred seventy-nine and
eleven one hundredths feet) along Lot 40 to beginning pin.

The above description meaning and intending to describe said Lot 39 as
pre recorded subdivision plan dated June 22, 1977 in the Kennebec
Registry of Deeds File Number D-77074.

This conveyance is made subject to all restrictions and covenants of
record including those required by the Maine Department of Environmental
Protection, dated June 8, 1983, recorded in said Registry of Deeds in
Book 2575, Page 93.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Zbigniew Drozd and Elzbieta Drozd, as joint tenants and not as tenants in common, their heirs and assigns, to them and their own use and behoof forever.

AND I do COVENANT with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances; that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs shall and will WARRANT AND DEFEND the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said James A. McBrady, relinquishing and conveying all rights by descent and all other rights to the above described premises, have hereunto set my hands and seals this 6th day of the month of AUGUST, A.D. 1986.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF

WITNESS

WITNESS

STATE OF MAINE, COUNTY OF KENNEBEC ss.

AUGUST 6, 1986

Then personally appeared the above named JAMES A. McBRADY

and acknowledged the foregoing instrument to be free act and deed.

Before me,

Notary Public/Attorney at Law

My Commission Expires 11-17-92
GEORGE DAVIS
(printed name)

RECEIVED KENNEBEC SS.

1986 AUG -8 AM 10:30

RECORDED FROM ORIGINAL